

FLOOD PLAIN PERMIT COMMITTEE MEETING
201 West Gray, Building A, North Conference Room
Monday, April 1, 2013
3:30 p.m.

Minutes

PRESENT: Shawn O’Leary, Director of Public Works
 Scott Sturtz, City Engineer
 Ken Danner, Subdivision Development Manager
 Jane Hudson, Principle Planner
 Sherri Stansel, Citizen Member
 Neil Suneson, Citizen Member

OTHERS PRESENT: Todd McLellan, Development Engineer
 Julie Shelton, Staff
 Ole Marcussen, SMC Consulting Engineers, PC
 Tom McCaleb, SMC Consulting Engineers, PC

NOT PRESENT: Susan Connors, Director of Planning/Community Development

The meeting was called to order by O’Leary. O’Leary asked the committee for approval of the minutes of the March 4, 2013 meeting. Motion by Stansel and seconded by Sturtz. Approved 6-0. Due to the applicant being late to the meeting, the committee moved to discuss Item No. 3.

Miscellaneous Discussion:

McLellan discussed another floodplain violation where Lonnie Hodges has allowed dirt to be dumped onto his property. It was noted that the contractor was not aware of the violation and immediately began removal of the materials after being notified. Further discussion ensued among the committee on the history of previous violations on the Hodges property.

Committee recessed for 15 minutes. Marcussen arrived and meeting resumed at 3:50 p.m.

Item No. 1, Flood Plain Permit No. 517: O’Leary introduced the application as a request to construct a building (Christian Brothers Automotive Repair Shop), parking lot, reinforced concrete box culvert and perform grading work in the Brookhaven Creek floodplain. This property is located on the west side of Interstate Drive just north of West Rock Creek Road. McLellan introduced Marcussen as the consultant for the applicant and began discussing the Staff Report with the committee.

McLellan presented information regarding the history of an agreement between the City of Norman and S&S Properties that was part of the Rock Creek Overpass Project. This agreement included the City acquiring right of way for the development of a detention pond. Additional information was presented that S&S Properties would be able to use the detention pond when their commercial property was developed. The committee reviewed the map of the property to include the location of where the building would be constructed along with the parking lot and the location of the box culvert.

McLellan informed the committee of previous permits being approved for the construction of the Rock Creek Overpass Project, the detention pond/wetlands, and Brookhaven Creek channel work. Portions of the project are located in the Brookhaven Creek floodplain and all three projects have been completed. It was noted that the projects affected the floodplain boundaries and due to the three projects, the floodplain boundaries are incorrect on the existing map. It was indicated by McLellan that a Letter of Map Revision (LOMR) will need to be completed and submitted to FEMA for the new floodplain boundaries and the base flood elevations (BFE) to become official. The Engineering Division has requested funding in the 2014 budget to complete the LOMR.

McLellan added that approximately 100 cubic yards of fill material will be needed to complete the work to include construction of the building, completion of the parking lot and construction of the RCB. McLellan explained that although the proposed building will not be in the revised floodplain, there are plans to elevate the building a minimum of two feet above the existing BFE to comply with the ordinance. Applicable ordinance sections were discussed. It was noted that the detention pond will be used for compensatory storage. A quick summary of events on rezoning and revising the property was given by McCaleb. Suneson voiced his concerns about the wetlands and about what kind of preventive measures will be taken to avoid oil possibly getting into the pond which can affect the wildlife living in this wetland area. McCaleb noted that this business is not an oil changing facility and that very few oil changes are done. McCaleb continued by stating that their primary function is for automotive repair and assured that fluids such as oil or water will be isolated and not affect the detention pond. Additional information was provided on areas that will be landscaped and the location of the driveway was clarified.

Motion for approval from Sturtz. Seconded from Danner. Permit approved 6-0.

Motion to adjourn from Suneson. Seconded from Stansel. Approved 6-0.

Meeting adjourned at 4:10 p.m.